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RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
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OMR Thoraipakkam,
Chennai 600 097, India

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+91 9996 12 9996
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DIGITALLY VERIFIED RECORD

Form-5

Certificate by Architect/Licensed Surveyor

(Certificate for the purpose of completion of Layout/ Sub-Division Project)

Address of the Project - **Survey No. 15/1A1H, 17/1A2, 17/2B2, 17/2C2 and 17/2D2 in Kalangal Village, Kalangal Panchayat, Sulur Panchayat Union, Sulur Taluk, Coimbatore District, Coimbatore LPA, Tamilnadu.**

Date: 24.08.2026

**M/s. Senthur Developers Private Limited rep. by its Director Mr. P. Krishna Vignesh,** (Name of the Promoter)

No. 16, 2nd Floor, Bharathi Colony Main Road, Peelamedu, Coimbatore-641004 (Address of the Promoter)

Subject. Certificate for **"SENTHUR KRISHNA ENCLAVE"** (Name of the project)

Ref (TNRERA Registration Number)

Sir,

I, **Er. K PACHAIMUTHU D.C.E,** (name of the Architect/ Licensed Surveyor) having License No. **RE/18/2024(Gr-III)** assessment and verification development work done at **"SENTHUR KRISHNA ENCLAVE"** (name of the project) situated on the Plot no./ bearing Survey No**. 15/1A1H, 17/1A2, 17/2B2, 17/2C2 and 17/2D2** demarcated by its boundaries (latitude and longitude of the end points) 11.009022 to the North 11.009022 to the South 77.139579 to the East 77.139579 to the West of Kalangal Village, Kalangal Panchayat, Sulur Panchayat Union, Sulur Taluk, Coimbatore District, Coimbatore LPA, Tamilnadu, measuring **3.003 Acre (12155.00 Sq.mts)**. Being Developed by **M/s. Senthur Developers Private Limited rep. by its Director Mr. P. Krishna Vignesh,** (Name of the Promoters)

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout/ Sub-Division Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by **DTCP, Coimbatore** (Name of the sanctioned authority) vide **Planning Permission No. 126/2026** and **SWP/DTCP/Coimbatore/Layout No. 106/2026** dated **12.02.2026.** The

following infrastructure/development works in the projects are completed in all respects duly complying the specific amenities with all the conditions stipulated by the planning authorities and various agencies.

| S.No. | Infrastructural / Development Works as approved by the CMDA / DTCP & Local Body | Complied Yes / No |
|---|---|---|
| 1. | Road | Yes |
| 2. | Street light | Yes |
| 3. | Storm water drains | Yes |
| 4. | Water supply facilities (OHT) | Yes |
| 5. | Shaded trees | Yes |
| 6. | Water pipe line | Yes |

Enclosed: Photographs of all sides of site

Yours Faithfully.

Stamp, Signature & Name of Architect/ Licensed Surveyor

Er.K.PACHAIMUTHU D.C.E.,
KPM CONSULTANTS
Registered Engineer Dindigul
Registration No.RE/18/2024(Gr-III)
186, Palayam, Adivaram
PALANI - 624 601
Cell: 994041299,8248192907

DLPA

GOVT. OF TAMILNADU

TOWN AND COUNTRY PLANNING DEPARTMENT

DINDIGUL LOCAL PLANNING AUTHORITY

No.14, Vivekananda Nagar,
Dindigul – 624 001.
Phone: 0451 2422165
Email: ms.dindigullpa@gmail.com

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to certify that **K.PACHAIMUTHU** has enrolled as **REGISTERED ENGINEER GRADE-III (RE)** with Dindigul Local Planning Authority (**DLPA**) who has the qualification of DIPLOMA IN *CIVIL* and experience in the relevant field for ***25*** years.

He has been given the Registration No: ***RE 18/2024 (GR-III)*** on ***27.06.2024***. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "Registration of Professionals", Tamil Nadu Combined Development and Building Rules, 2019 approved vide G.O.(MS) No.18, MAWS (MA1) Dept., Dated:04.02.2019.

This Registration is valid up to ***26.06.2029.***



MEMBER SECRETARY,
DINDIGUL LOCAL PLANNING AUTHORITY,
DINDIGUL

GPS Map Camera

Kalangal, Tamil Nadu, India

Sulur, Kalangal, Tamil Nadu 641402, India

Lat 11.009812, Long 77.139212

Tuesday, 04/08/2026 09:05 AM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Kalangal,Tamil Nadu,India

Sulur, Kalangal, Tamil Nadu 641402, India

Lat 11.009633, Long 77.139261

Tuesday, 04/08/2026 09:04 AM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Kalangal, Tamil Nadu, India 🇮🇳

Sulur, Kalangal, Tamil Nadu 641402, India

Lat 11.008446, Long 77.139642

Tuesday, 04/08/2026 09:11 AM GMT+05:30

Note : Captured by GPS Map Camera

GPS Map Camera

Kalangal, Tamil Nadu, India

Kalangal, Tamil Nadu 641402, India

Lat 11.009022, Long 77.139579

Tuesday, 04/08/2026 09:10 AM GMT+05:30

Note : Captured by GPS Map Camera

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Lat 11.009812, Long 77.139212

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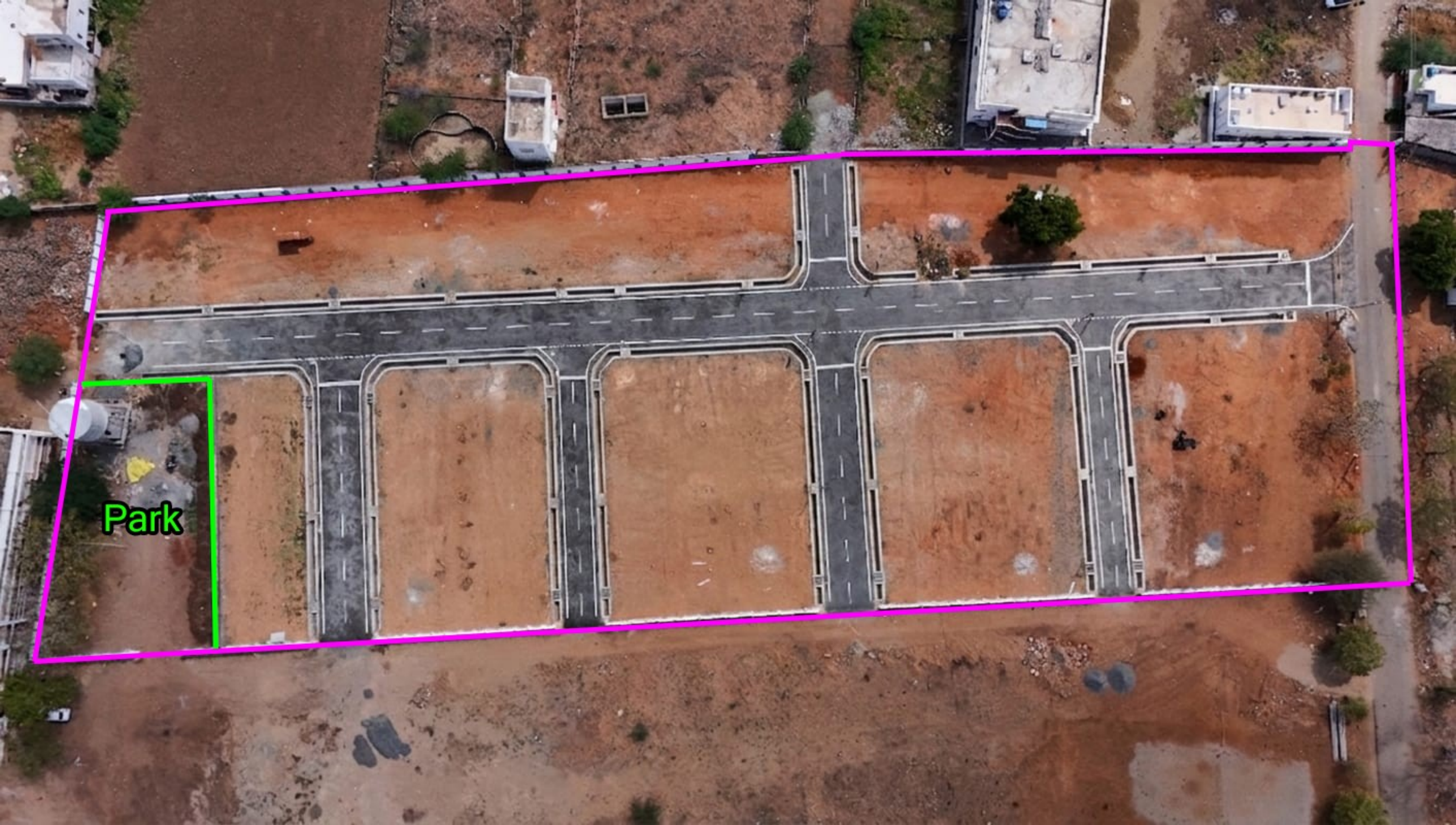
Kalangal, Tamil Nadu, India

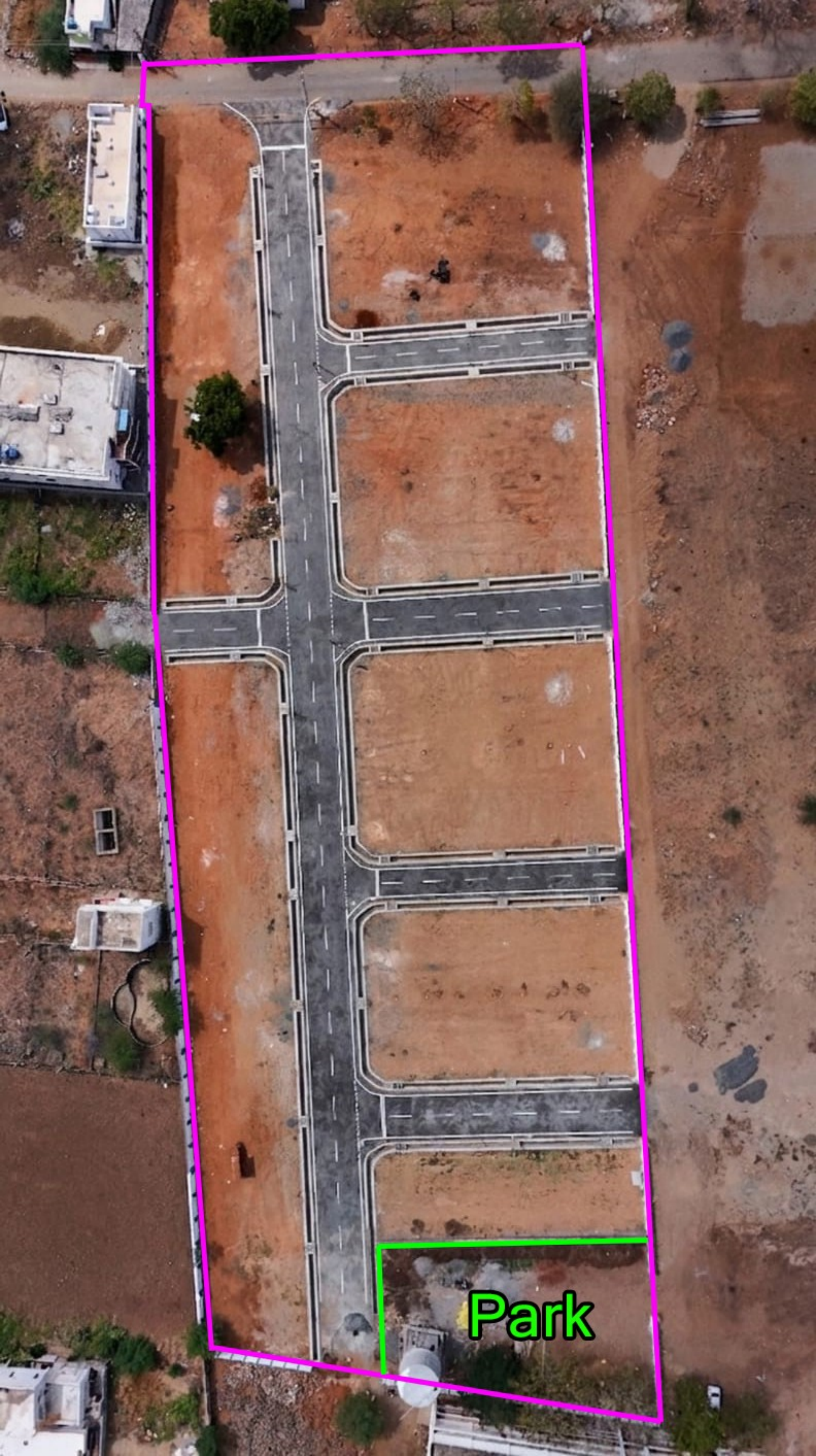
Kalangal, Tamil Nadu 641402, India

Lat 11.009022, Long 77.139579

Tuesday, 04/08/2026 09:10 AM GMT+05:30

Note : Captured by GPS Map Camera


Park


Park









THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.